

**HAMPSHIRE COUNTY COUNCIL****Decision Report**

<b>Decision Maker:</b>	Executive Member - Environment
<b>Date:</b>	29 June 2010
<b>Title:</b>	Project Appraisal: Regeneration of Older Urban Areas Initiative Environmental Improvement and Cycle Way Scheme – Leigh Park Centre, Havant
<b>Reference:</b>	1682
<b>Report From:</b>	Director of Environment

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## **1. Executive Summary**

1.1. The purpose of this project appraisal is to seek approval to implement environmental improvement and cycle way works in Leigh Park Centre, utilising Regeneration of Older Urban Areas Initiative, Developers Contributions and Havant Borough Council funding. The scheme will provide a high quality public realm with improved facilities for pedestrians and cyclists, and enhanced accessibility for all residents and visitors including disabled motorists. The scheme will contribute towards the regeneration of the centre. The Executive Member approved the inclusion of this scheme on 27 May 2008. Havant Borough Council's Executive has also fully endorsed the project allocating locally held S106 developers contributions and Green Transport Funding.

HAMPSHIRE COUNTY COUNCIL

EXECUTIVE MEMBER-ENVIRONMENT

PROJECT  
APPRAISAL

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29 JUNE 2010

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PROJECT: REGENERATION OF OLDER URBAN AREAS INITIATIVE  
ENVIRONMENTAL IMPROVEMENT AND CYCLE WAY  
SCHEME – LEIGH PARK CENTRE, HAVANT

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COMMENCEMENT DATE: SEPTEMBER 2010  
COMPLETION DATE: DECEMBER 2010

PLANNED YEAR OF START IN ACCORDANCE WITH CAPITAL  
PROGRAMME: 2010 / 2011

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1. FINANCE (Client Department, Director of Property, Business and Regulatory Services [Estates Practice] and County Treasurer)

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<u>Capital Expenditure</u>	Current Estimate (at prices) £'000	Capital Programme (at prices) £'000
Land to be purchased	Nil	Nil
Construction	392	392
Fees	25	25
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	417	417
Less developers/ other contributions	170	170
	<hr/>	<hr/>
	247	247
	<hr/>	<hr/>

Financial provision for total scheme

	<u>Total Cost</u>
1. From Capital Programme	
(a) Capital programme (as above)	170
Regeneration of Older Urban Areas Initiative	
(b) Other	77
Highways External Funding	
	<hr/>
	247
2. From other resources	
(a) Havant Borough Council	170
	<hr/>
	TOTAL
	<hr/>
	417
	<hr/>

Value of land for this project in HCC ownership £

Variations from capital programme

<u>Revenue implications</u>	£'000	% variation to Committee's budget
Net current expenditure	1	0.001
Capital charges	21	0.015
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TOTAL net expenditure	22	0.016
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## 2. EXECUTIVE SUMMARY

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- 2.1 The purpose of this project appraisal is to seek approval to implement environmental improvement and cycle way works in Leigh Park Centre, utilising Regeneration of Older Urban Areas Initiative, Developers Contributions and Havant Borough Council funding. The scheme will provide a high quality public realm with improved facilities for pedestrians and cyclists, and enhanced accessibility for all residents and visitors including disabled motorists. The scheme will contribute towards the regeneration of the centre. The Executive Member approved the inclusion of this scheme on 27 May 2008. Havant Borough Council's Executive has also fully endorsed the project allocating locally held S106 developers contributions and Green Transport Funding.
- 2.2 The proposed scheme for Somborne Drive and Dunsbury Way will provide the following improvements:
- Improved access for those with impaired ability;
  - Provision of designated on-street car parking, limited to 30 minutes, and setting down spaces for disabled and non-disabled motorists to current standards;
  - Rationalisation of loading and unloading areas;
  - Improved facilities and legibility at the pedestrian crossing in Somborne Drive;
  - Provision of good quality paving materials and surfaces to enhance the quality of the public realm;
  - New off-road shared-use cycle route in Dunsbury Way and improved cycle parking facilities in Park Parade and Somborne Drive;
  - Provision of street tree planting and refurbishment of grass verges;
  - New street furniture including seats, community notice boards and litter bins;
  - Provision of improved road surface, raised tables and measures to reduce traffic speeds on Bishopstoke Road and Somborne Drive.

## 3. Contextual Information

- 3.1 Leigh Park Centre has been identified by Havant Borough Council as a district retail centre, and is one of Havant's three principal shopping centres providing facilities for the extensive residential areas to the north and west of Havant.

- 3.2 The centre has been identified by Hampshire County Council, Havant Borough Council, South East England Development Agency (SEEDA), The Prince's Foundation and Portsmouth City Council as a priority area for regeneration "primarily through physical improvements with the focus on how Leigh Park works as a place and a community". This is reflected in the Leigh Park Strategic Framework SPD adopted in 2006, the Borough Council's Corporate Strategy and the Community Strategy "Forward Together" (2008 – 2012).
- 3.3 Leigh Park is an area of approximately 10,000 homes and 28,000 residents located in four wards. There are high rates of social housing, with Portsmouth City Council (PCC) owning approximately 45% of housing. The four wards of Battins, Barncroft, Bondfields and Warren Park fall within the most deprived areas in the country. Three of the Super Output Areas (SOAs) which make up Leigh Park are in the top 10% most deprived in England, whilst a further twelve are in the top 20% most deprived. Indices of deprivation include high unemployment, low levels of qualifications, poor health and high numbers of young and single mothers. These factors are exacerbated both by the area's relative isolation from opportunities in the rest of the region, and by negative perceptions of the area and its community.

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4. STATEMENT OF NEED/JUSTIFICATION FOR PROJECT  
(Client Department)

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- 4.1 Leigh Park Centre accommodates a wide range of public services and amenities, including a community centre, housing office, library and studio space for artists. Its retail offer is orientated towards meeting the day-to-day convenience and lower order comparison shopping needs of its immediate catchment area. However, the centre is in need of urgent regeneration to counteract the effects of higher than average vacancy rates, a steady decline in the public's perception of the centre's shopping facilities, falling pedestrian flows, a poor quality public realm and declining image.
- 4.2 The centre, which is focussed on Park Parade and the Greywell Shopping Centre, is bounded by Somborne Drive, Dunsbury Way and Stockheath Road. Stockheath Road and Dunsbury Way are identified as important traffic routes within Leigh Park and present barriers to pedestrian and cyclists moving between the centre and the surrounding residential areas. This is compounded by the poor outward appearance of the centre which, largely, turns its back on the adjacent roads and is surrounded by extensive, and unattractive, surface level public car parks.

- 4.3 In March 2008 planning permission was granted for the construction of a Lidl neighbourhood food store. The store, surrounded by its own car park, is located to the east of the centre separated from Park Parade and Greywell Shopping Centre by Somborne Drive which serves as a busy access route and popular location for on-street parking. Funding has been secured through a Section 106 agreement to ensure that barriers to movement between the new store and existing shops are reduced.
- 4.4 Somborne Drive and Dunsbury Way provide the two principal points of entry in to Leigh Park Centre. Following the completion of approximately 275 residential units at Staunton Place, developer funding has also been secured for the provision of off-site cycle facilities on Dunsbury Way in order to improve access to Leigh Park Centre. Dunsbury Way is a traffic calmed road with a wide footway and grass verge, and is part of the Leigh Park 20mph speed limit zone. The existing traffic management measures, car parking arrangements, busy side roads and lack of facilities in the shopping area make routes to the centre unattractive for cyclists.
- 4.5 The scheme has been jointly developed with Havant Borough Council through consultation with the local community, Leigh Park Community Board and the Leigh Park Task Force.

#### Targets and Outcomes

- 4.6 The principal objectives of this scheme are to create an improved quality of place and provide improved accessibility for all by reducing traffic speed, introducing improved crossing facilities and enhancing the provision for pedestrians and cyclists. The scheme will meet the needs of pedestrians, cyclists, public transport users and the mobility impaired. The scheme will contribute towards the following Local Transport Plan (LTP) objectives:
- (i) increase accessibility to services;
  - (ii) promote safety;
  - (iii) widen travel choice accessibility;
  - (iv) contribute towards improvement in air quality;
  - (v) support wider quality of life objectives; and
  - (vi) encourage value for money and efficient asset management.

The scheme will also contribute towards Hampshire County Council's Local Area Agreement Accessibility and Transport targets as listed below.

LTP2 Targets

LTP1 – Accessibility.

LTP3 – Cycle Trips

BVPI 224 a – Road Condition. Classified non-principal roads.

BVPI 187 - Footway Condition

LAA Targets

NI 47 - People killed or injured in road accidents;

NI 175 – Access to services and facilities by public transport, walking and cycling;

NI 176 – Working age people with access to employment by public transport (and other specified modes).

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5. ROAD IMPROVEMENT PROPOSAL (Client Department)

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Details of Scheme and Design Standards

- 5.1 The existing Zebra crossing in Somborne Drive will be refurbished and widened.
- 5.2 Pedestrian surfaces will be upgraded with higher quality paving materials, including paving slabs, used at key locations. Tarmac will be utilised in other pavement areas.
- 5.3 Carriageway surfaces will be resurfaced to make good disturbance e.g. kerb realignment and changes of level. The new surfacing will match the existing.
- 5.4 Tree planting will be included subject to the location of utilities and negotiation with adjacent landowners.
- 5.5 New street furniture, including litter bins, seats and community notice boards, will be provided, consistent with models used on previous schemes approved by the Highway Authority and implemented by and maintained by the Borough Council.
- 5.6 A location plan is attached and a detailed plan will be displayed at the meeting.

Environmental Impact

- 5.7 There are no adverse impacts on the ecological or historic environment. The overall environmental impact of the scheme will be to improve access to services and the attractiveness of the area.

It is intended that the scheme will act as a further catalyst to continue works in other areas of Leigh Park Centre consistent with the Leigh Park Strategic Framework SPD.

#### Land Requirements

- 5.8 No land acquisition is required. All works are within the highway boundary or on land owned and managed by the County and Borough Councils.

#### Statutory Procedures

- 5.9 Planning permission is not required for any elements of the works. Traffic Regulation Orders will be required to formalise new on-street parking arrangements for disabled and non-disabled motorists in Somborne Drive, restrictions on loading in sightlines, and the off-road shared-use cycle route in Dunsbury Way.

#### Public Consultation

- 5.10 This scheme is being jointly promoted by the County Council and the Borough Council. The scheme is supported by the Leigh Park Community Board and the Leigh Park Task Force.
- 5.11 The scheme has been the subject of wide public consultation in June and July 2009 with local residents and businesses, special interest groups and the wider community. The majority of the consultation responses were supportive of the proposals. Objections to the scheme were for reasons beyond its scope and for which the available funding is not applicable.

#### Local Member's View

- 5.12 The local Members, Councillor Buckley and Councillor Fairhurst, both support the scheme.

#### Maintenance Implications

- 5.13 The proposals include full refurbishment of sections of the carriageway and footways, therefore future maintenance requirements are not expected to significantly increase.
- 5.14 The materials used will be of a good quality that is readily available for future maintenance requirements. A Section 58 notice will be issued which will protect the site from utilities work for a minimum of three years. Any street furniture will be maintained by Havant Borough Council.

- 5.15 The scheme will be designated as 'Special Surfacing' to set the standard for any reinstatement work.

Sustainability

- 5.16 The improvements are integral to the ongoing regeneration of Leigh Park Centre.
- 5.17 The scheme will offer good improvements for pedestrians and cyclists, encouraging more people to walk and cycle. The scheme will provide a safer and more attractive place for people, enabling improved access to and use of the centre's facilities, and promoting the local economy.
- 5.18 Materials used will be of good quality but will be easily replaced and maintained. The materials used and the design of the scheme is consistent with the overall design approach, and the Leigh Park Strategic Framework SPD.

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6. ROAD IMPROVEMENT - ALTERNATIVES CONSIDERED  
(Client Department)

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- 6.1 Do nothing was rejected, as the improvements, utilising available funding, are needed to provide a safer and more attractive environment for all those living, working and visiting Leigh Park Centre. The proposals respond to the local issues, needs and priorities identified by the local community.
- 6.2 This final version reflects a refinement of the consultation proposals and rejection of more comprehensive improvements to Somborne Drive because of the constraints of utilities, the accessibility requirements of disabled motorists and a local desire to retain the existing pedestrian crossing facility.

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7. **Recommendation**

- 7.1. That the Project Appraisal for the construction of Environmental Improvements and Cycle Way Scheme in Leigh Park Centre, Havant, at an estimated cost of £417,000, be approved.

**CORPORATE OR LEGAL INFORMATION:****Links to the Corporate Strategy**

<b>Hampshire safer and more secure for all:</b>	yes
Corporate Improvement plan link number (if appropriate):	
<b>Maximising well-being:</b>	yes
Corporate Improvement plan link number (if appropriate):	
<b>Enhancing our quality of place:</b>	yes
Corporate Improvement plan link number (if appropriate):	

**Section 100 D - Local Government Act 1972 - background documents**

**The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)**

<u>Document</u>	<u>Location</u>
Leigh Park Centre, Havant – Environmental Improvements Project Files	Landscape Planning and Heritage, Capital House, Winchester
Planning and Environment Environmental Improvement Scheme – Leigh Park Centre, Havant	Urban Design and Landscape Havant Borough Council Civic Centre Road Havant Hampshire PO9 2AX

## **IMPACT ASSESSMENTS:**

### **1. Equalities Impact Assessment:**

- 1.1. The improved footways, crossing points and designated on-street parking bays disabled motorists will help the more vulnerable user access facilities.

### **2. Impact on Crime and Disorder:**

- 2.1. The scheme will have no direct impact on the Crime and Disorder Act but will contribute towards its regeneration for the future.

### **3. Climate Change:**

- a) How does what is being proposed impact on our carbon footprint / energy consumption?

The scheme reduces the need to travel by:

- Offering good improvements for pedestrians and cyclists encouraging more people to walk and cycle.
- Providing a safer and more attractive place for people, enabling improved access to and use of town centre facilities, and promoting the local economy.

- b) How does what is being proposed consider the need to adapt to climate change, and be resilient to its longer term impacts?

The scheme contributes to climate change mitigation and adaptation measures by:

- Reducing solar gain - provision of shade through tree planting.
- Using robust / long life materials to ensure long term sustainability.
- Careful design and selection of planting which recognises climate change impacts.
- Partnership working to ensure future management is provided for.
- Improve comfort of pedestrian and cycle routes.
- Planting to improve air quality.